

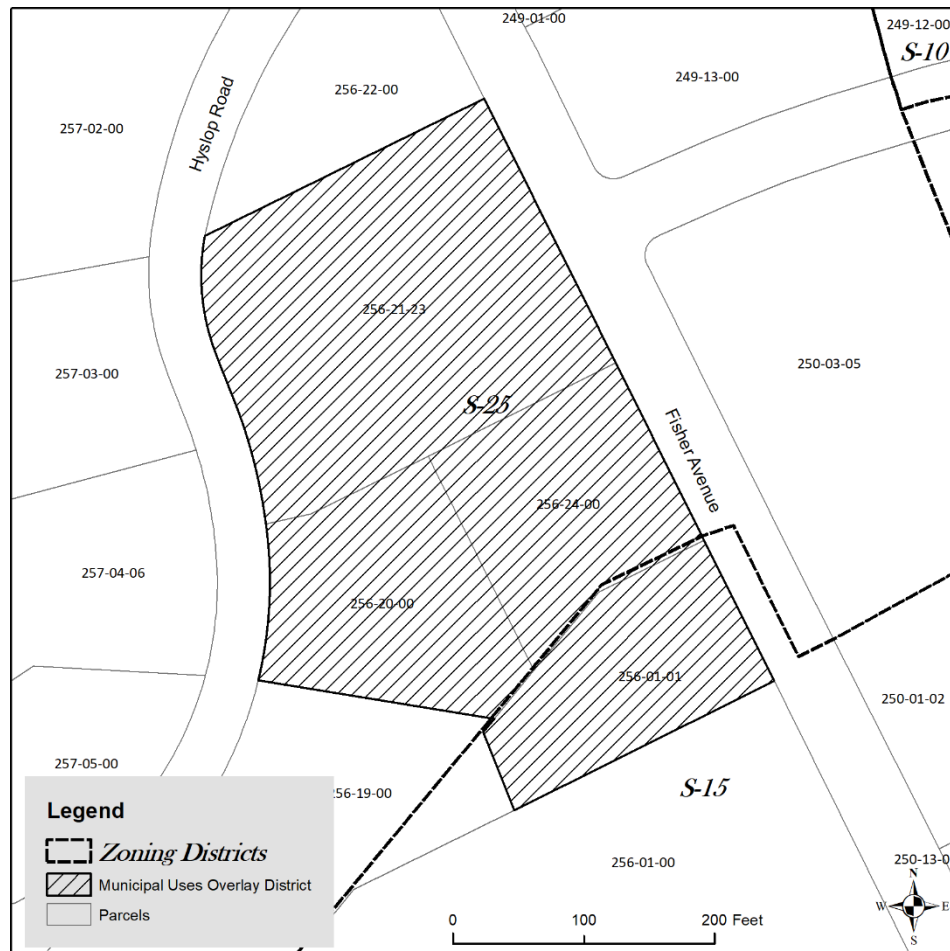
ARTICLE 14

FOURTEENTH ARTICLE

Submitted by: Paul Saner, on behalf of the Newbury Zoning Committee

To see if the Town will amend the Zoning By-law and Zoning Map as follows:

1. By adopting the following map change: adding a Municipal Uses Overlay District including the 4 parcels located at 110 Fisher Avenue, 124 Fisher Avenue, 150 Fisher Avenue, and 146 Hyslop Road (Tax Parcel Identification #s 256-01-01, 256-24-00, 256-21-23, and 256-20-00), as shown in the map below.



2. By Amending §3.01.4 by inserting a new item “i” as follows:

- i. Municipal Uses Overlay District

**3. By amending Section 5.06.4 by inserting a new item “n” as follows:**

**n. Municipal Uses Overlay District**

- 1) This overlay district is established where the Town finds that certain properties are suitable for the conduct of municipal uses having a minimal impact on surrounding properties and the neighborhood in which they are located. An applicant may opt to develop any property within this overlay district in accordance with the requirements of this overlay district.
- 2) Any applicant may seek relief under this overlay, provided the application meets the following requirements:
  - a. The use is one of the following:
    - i. Municipal or governmental offices, along with associated municipal support services contained within a building.
    - ii. A municipal or governmental educational facility, along with associated accessory uses.
    - iii. Library or museum, open to the public or connected with a permitted educational use, and not conducted as a private gainful business, provided that a Special Permit shall be required for such uses.
    - iv. Recreational facility owned or operated by an agency of the Town, provided that a Special Permit shall be required for such uses.

Or take any action thereto.

**PETITIONER’S ARTICLE DESCRIPTION**

This warrant article proposes the creation of a new overlay district, the Municipal Uses Overlay District, and its establishment over the 4 parcels that comprise the west side of the former Newbury College campus. The overlay district allows an applicant to use the land for the purposes of municipal or governmental offices and educational facilities by right and for the purposes of public libraries, museums, and recreational facilities by Special Permit. The overlay district also provides allowances for associated support services and uses commonly found in conjunction with the above uses, including, but not limited to, welder and carpenter workshops provided that they are contained within a building.

This warrant article is one of seven warrant articles related to Welltower’s proposed development on the former Newbury College campus. For more information on how this proposed rezoning fits into the larger package, please review the explanation for the

warrant article titled “Authorization to Acquire Former Newbury College West Campus” proposing an acquisition of the west side of the former campus.

---

SELECT BOARD’S RECOMMENDATION

-----

---

ADVISORY COMMITTEE’S RECOMMENDATION

May 19, 2020 Annual Town Meeting

x-4

**XXX**